



## Apartment Two-bedroom (3+kk)

Rented

72 m<sup>2</sup>, Praha 9, Kbely, Sedlářova





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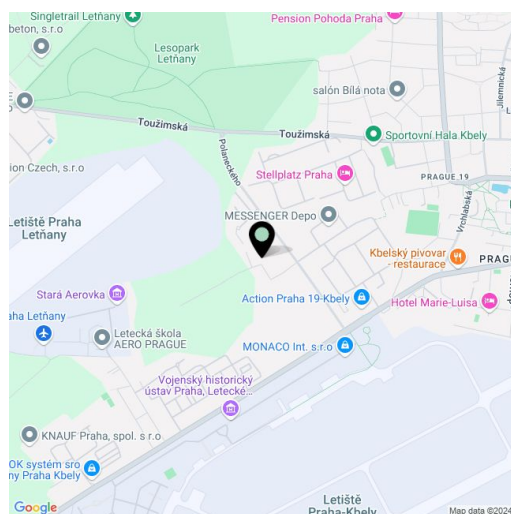
**Rented**72 m<sup>2</sup>, Praha 9, Kbely, Sedlářova

Total area	77 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,800. Electricity is billed separately.
PENB	B
Reference number	106062
Available from	Immediately

This brand-new unfurnished apartment with a balcony is on the 4th floor of the recently built Albatros residential complex. Set in a quiet residential part of Prague 9 – Kbely, near a park with many in-line and bike trails, and with full amenities and services in place – only a five-minute drive from the Letňany metro station (line C), and seven minutes from the Letňany shopping center.

The apartment includes a living room with a fully fitted open plan kitchen and access to the balcony, 2 bedrooms (one with a wardrobe), a bathroom (bathtub with a shower screen), a separate toilet, a storage closet, and an entrance hall.

Vinyl floors, tiles, automatic exterior blinds, central heating, dishwasher, induction stove top, cellar, elevator, bike/pram storage room with a bike wash in the building. A garage parking space with a charger for electric cars is included.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.